



S I G M A E N G I N E E R I N G , I N C .  
A DIVISION OF CHARLES P. JOHNSON & ASSOCIATES, INC.

December 3, 2014

Mr. Frank Biba  
City of Annapolis  
Department of Neighborhood & Environmental Programs  
145 Gorman Street, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Re: Thomas Woods:  
Forest Conservation Plan Responses

Dear Frank,

The following are our responses to your letter dated October 7, 2014.

DNEP Review

1. The Priority Forest Save Area Boundaries are shown on the Existing Conditions Sheet and Forest Conservation Sheet (2 and 3).
2. The SWM computations and report are included with this submittal.

Grading Permit Issues

1. The manhole is inside the LOD. Both lines are straight within the forest save area.
2. We will stake the proposed limit of disturbance in the field and will set up a meeting with Jan van Zutphen and the contractor Dave Miller to walk the site and determine what additional measures may be needed including for the directional drilling. Pruning and invasive plant removal can be made part of the maintenance notes on the forest conservation plans.
3. We have updated the tree protection fencing detail to reflect the comments you suggested.

July 1<sup>st</sup> Comments

DNEP Review

1. The Priority Forest Save Area Boundaries are shown on the Existing Conditions Sheet and Forest Conservation Sheet (2 and 3).
2. A variance is included with the PUD submittal and accompanies this submittal justifying the removal of the trees.

See above for responses from July letter repeated in October comment letter.

### Grading Permit Issues

1. The single family houses have been reoriented to provide a setback of 3.1 feet from each side property line.
2. The turning radius at the entrance is necessary for vehicular movement. (the median will be roll curb to allow for fire truck access). The interior radius are increased to allow for fire truck movements.
3. The fire hydrant is dead end as there are no other lines to loop it into. Domestic use water pressure and fire suppression will be addressed by individual booster pumps for each unit, sprinkler systems for each unit, and battery backups to ensure water pressure to the fire suppression systems during power outages.
4. Garages will provide the additional parking space (1 in garage, 1 in driveway=2)
5. Lots 3-10 have been revised to provide building offsets (2').
6. Unit 3 is at existing grade (on the high side) and should not be a problem.
7. The right of way is of variable width and has been reduced in size since prior submittals. The ROW will be private.
8. We will revise the LOD to reflect no disturbance for the directional drilling within Open Space Area A.
9. ESD 1 grading was reduced by utilizing extremely shallow piped conveyance.
10. Storm drains were relocated and disturbance has been minimized along the frontage of the site.
11. An access is now provided to the adjacent property. It is currently shown within proposed ROW. Easements will be provided in future submittals.
12. Addressed, see PZ comment 1 response above.
13. A meeting with the fire marshal was held previously. Water and sprinkler issues are primarily within the jurisdiction of DPW due to the structure of the APF requirements in the City Code. The water study submitted with the PUD should address these issues.
14. We recognize that one MPDU unit will be required. (unit 8)
15. The proposed conceptual mitigation planting is attempting to screen the proposed houses and development from Forest Drive and to provide a treed buffer from the proposed visitor parking to Parcel 522.
16. The limit of disturbance conforms to the tree save area previously delineated by DNEP.
17. Although a FSD was not performed on Parcel 522, one large tree (labeled A8) was located on Parcel 522 near the proposed entrance. We show this for reference and in an effort to protect the critical root zone of this tree.

Please contact us if you have any questions or require more information.

Sincerely,

Jack Dawson

A handwritten signature in black ink, appearing to read 'Jack Dawson', with a stylized, flowing script.